FOLDO 123 KI.G.A - 224JG TRUST DEED Vol. 71/2 Page 13936 THIS TRUST DEED, made this 1st day at <u>December</u> 1972, between WALTER R. EDWARDS AND JAYNEEN I. EDWARDS, husband and wife WALTER R. EDWARDS AND JAYNEEN I. EDWARDS, husband and wife	
THIS TRUST DEED, made this 1st day of December 1972, between.	
THIS TRUST DEED, made this 1st day of December	· · · · · · · · · · · · · · · · · · ·
THIS TRUST DEED, made this 1st day at December	
WALTER R. EDWARDS AND JAILEDER A. as trustee, and	AND TO A DRAW
WALTER R. EDWARDS AND JAYNEEN 1. EDWARDS, medicatory, medicatory, as trustee, and , as grantor, William Ganong, Jr., as trustee, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and existing under the laws of the United States, as beneficiary; W ! T N E S S E T H :	Stall L.S.
The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in Klamath County, Oregon, described as:	
The following described real property situate in Klamath County, Oregon:	
Lot 6 and the East 4 feet of Lot 5 of East Addition to Malin, according to the official plat thereof on file in the office	
of the County Clerk Of Alameter	
which sold described real property does not exceed three acres, together with all and singular the appurtenances, tenements, hereditaments, issues, profits, water rights and other rights, ecsements or privileges now or hereafter belonging to, derived from or in anywise apper- rents, issues, profits, water rights and other rights, ecsements or privileges now or hereafter belonging, watering and Irrigation, taining to the above described premises, and all plumbing, lighting, heating, used in connection with the above	
taining to the above described pictures, together with all awnings, venetian blinds, loss beverigter installed in or used in connection with the above	A STATISTICS AND A STAT
apprinting departure and built-in ranges, dishwashers and other built-in appliances now hereafter acquire, for the purpose of securing performance of leaserbod premises, including all interest therein which the grantor has or may hereafter acquire, for the purpose of securing performance of the sum of the grantor has or may hereafter acquire, for the purpose of securing performance of the sum of the grantor has or may hereafter acquire, for the purpose of securing performance of the sum of the grantor has or may hereafter acquire, for the purpose of securing performance of the sum of the grantor herein contained and the payment of the sum of the sum of the sum of the sum of the grantor herein contained and the payment of the sum of the su	
boneficiary or order and made by the duffite, principal duffite, principal duffite, principal duffite, principal duffite, and beneficiary upon to react the payments or such additional money, if the reactive by the beneficiary may be evidenced by a motion contex. If the indebtedness secured by this trust deed is evidenced by an one note, the beneficiary may realt payments received by this trust deed and part on another, more than one note, the beneficiary may realt payments received by the such addition ten dys after such defined within ten dys after such defined to the heneficiary upon as the principal of the option of an one note and part on another, when the such additional money, it is option and part or another of the principal of the principal of the principal of the such additional money. If the indebtedness is the option and part on another, be the option of and part on another, be the option of an option one note and part on another.	
as the beneficiary may elect.	AUCOMPANY OF
hordin that the said premises and project will and his helrs, for each claims of all persons whomesever, against the claims of all persons whomesever. against t	
said property, to need deed; to complete all buildings in course of consections the date	
promptly which may be damaged or destroyed and pay, which that it hereof or the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights of the neutral state of the rights or powers of the neutral state of the rights or powers of the neutral state of the rights of the neutral state of the rights or powers of the neutral state of the rights of the rights of the rights of the neutral state of the rights of the r	THAT
fact: not to remove or destroy any ountring and improvements new or constructed on said property in good repair to community of the said property and improvements hereafter of said property in dimprovements for any factor of the said property and improvements of the said property in the said property i	
titteen days of insurance is not so tendered in the beneficiary may in its own is all policy of insurance for the beneficiary, which increases of the amount reduced to require that all one proceedings, or to make any compromise of settlement in comprome that here only of the insurance is and the policy of the beneficiary, which inter more the policy thus and the policy of the beneficiary is and the policy thus and the policy of the beneficiary is and the policy of the po	
In order to provide regularly for the prompt payment of said taxes, assess- in order to provide regularly for the grantor agrees to pay to	
principal and interest payable under the terms of the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of the taxes, assessments and the necessary in obtaining such compensation, prompty upon the backwellth (1/2th) of taxes, assessments and ta	
this trust deed remains in effect, as estimated and uncertainted and uncertainted and uncertainted for the such auma to be credited to the principal of the line inclusion in charged to the principal of the inclusion of the principal of the principal of the such auma to be credited to the principal of the princi	A WARMAN COMMON AND
the same Degand property, such payments are to be minde through the same brown in th	
shid property in the announce of such takes, assessments or other charges, and to hay the better the collector of such takes, assessments or other charges, and to hay the performance of any agreement hereunder, for any	
insurance optimizes and the indepletions of the property by the beneficiary may and to apply any insurance optimizes and statistication for any loss of damage for may default by the grantor hereunder, the dence indepletions and statistication for any loss of damage growthen become due and payable. The grantor agrees are security for the indepletions of the property is the beneficiary may and to apply any insurance property by the beneficiary may determine.	AMPROVED THE
such insufance of the indebtedness for payment and save atter as the beneficiary may determine.	
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	Sept. Sec.
in a stand with the second	

## 13937 uent as the time fixed by the preceding postponsment. The trustae shall to the purchaser his deed in form as required hy spress or implied. The solid, but without any covenor facts shall be cooling by the proof of the in the deed of any mistercluding the trustee but including the granter bees thereof. Any person, exclusive the safe.

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(SEAL)

I certify that the within instrument

a certury that the within instrument was received for record on the **5th** day of **Dec**. <u>19.72</u>, at **3:58**. o'clock **P**. M., and recorded in book **M72** on page **13936** Record of Mortgages of said County

Record of Mortgages of said County.

affixed.

By

WM. D. MILNE,

yaz-

:...)

Witness my hand and seal of County

County Clerk

has I

truste the ci reason trust interv order decd

deed of to his successor in interest entitled to such surplus. 10. For any reason permitted by law, the beneficiary may from time to time appoint a successor and the successor to any trustee named herein, or to any successor trustee appoint and the successor to any trustee named herein, or to any successor trustee appoint functee, the latter named or repoint the trustee appoint and appointment and outshing reference to this trust even and site point burdle appointment and outshing reference of this trust even and its place burdle which, when your trustee is successor to the outshill be conclusive proof of routs which, when the two provers trustees.

proper appulniment of the successor trustee. 1. Trustee accepts this trust when this deed, duly crewented and acknow-ledged is made a public record, as provided by law. The trustee is not obligated to notify any party here the second as a provide other any other dreed of trust or any action or proceeding in which the grant other should be a party unless such archive to house to the benefit of, and blues all parties

party unless such action or proceeding is brought by the trustee shall be a 12. This dived applies to, inures to the bracilit of, and blues all parties hereto, their here, legactes dovers, angent the bullers are and owner, include assigns, of the nois scienced breed, angent the holden and as a breticary hereto, the term "backet dovers", whether or not named as a breticary hereto and a back the doverse by ensure the contrast or requires, the units of the index this deed and whenever the contrast or requires, the units gender includes the feminine and/or neuter, and the singular number in-cludes the plural.

in and taking possession of fire and other insuf-profits of the propeds of fire and other prope awards for any taking or damage of the prope thereof, as all investig, shall not cure or waive a thereof, as all investigate any act done pure

Frantor shall notify beneficiary in writing of any sale or con-soft he above described property and furnish heneficiary on a it with such personal information concerning the purchaser as ity be required of a new loan applicant and shall pay honeficiary ge. 5. The for sale supplied d ordinar

a sorvice charge. a sorvice charge. 0. Time is of the casence of this instrument and upon default by the spreament hereand payable by charge sorved herealy sums secured to default and lections record. Upon tell the true levery to the true of default and all promisers to the the true of the true lever of and notice true to all all promisers and elections record. Upon tell with the true default and all promisers the bandledary shall be oldened to the true true secured herealy and the bandledary shall be the time and place of sale and give notice thereof as theread true that the time and place of sale and give notice thereof as the trequired by law.

After default and any time prior to five days before the date set ince by law. 7. After default and any time prior to five days before the person so the Truster for the Truster's sale, the granuor or other person so the truster incurred thereby mount then due under this actually incurred ingred may accured thereby obligation and ruster's and explans as would enforcing the terms of ther thus such writen of the principal as would enforcing the terms of ther thus such writen of the principal as would encoding the had no default occurred and thereby curred the default.

not then be due had no default occurred and thereby cure the default. 8. After the lapse of such time as may then be required by law following the recordshift of the state of the state and giving of said notice of said, the trustee shall sell and property at the timp receipt size of the state, the of said, said and property at the timp receipt size of the state, the termine, at public auction to the higherst. Trustee may postpone said of the United state, payability of the state of said announcement at such time and place of united state, payability of the time of said announcement at such time and place of any portion of said property by public announcement at such time and place and said and from time to time thereafter may postpone the said by public an-said and from time to time thereafter may postpone the said by public an-IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

Jaymen l. Elwards 1972 before me, the undersigned, a

THIS IS TO CERTIFY that on this <u>H</u> day of <u>December</u> <u>1972</u>, before me, the undersigned Notary Public in and for said county and state, personally appeared the within named. <u>WALTURE BEDWARDS AND JAYNEED I. EDWARDS, husband and wife</u> by personally the same freely and voluntarily for the uses and purposes therein expressed. <u>WISTIMONY WIEERDF</u>, I have hereunto set my hand and attized my normal soal the day and year last above written. <u>Notary Public for Oregon</u> <u>1/-</u>, 2-74 My commission expires:

Loan No. TRUST DEED

Granto FIRST FEDERAL SAVINGS & LOAN ASSOCIATION Beneficiary

F Recording Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamath Falls, Oregon Aiter

DATE

## REQUEST FOR FULL RECONVEYANCE

(DON'T USE THIS SPACEL RESERVED FOR RECORDING LABEL IN COUN-TIES WHERE USED.)

ED.)

To be used only when obligations have been paid.

FEE \$4.00

William Ganong......., Trustee The undersigned is the legal owner and holder of all indebtedness secured by the forogoing trust deed. All sums socured by said trust deed or result of any sums owing to you under the terms of said trust deed or result, to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said to deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the me. TO: William Ganon

have pursuant to trust deed)

19.